



Board of County Commissioners

Public Hearings

February 26, 2019



Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal

Case: DP-18-01-017

Appellant: A. Kurt Ardaman, Fishback Dominick

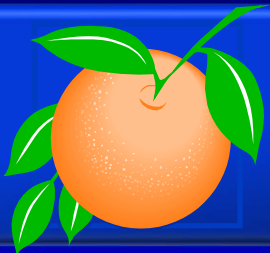
Applicant: James Monica, P.E., Harris Civil Engineers, LLC

District: 1

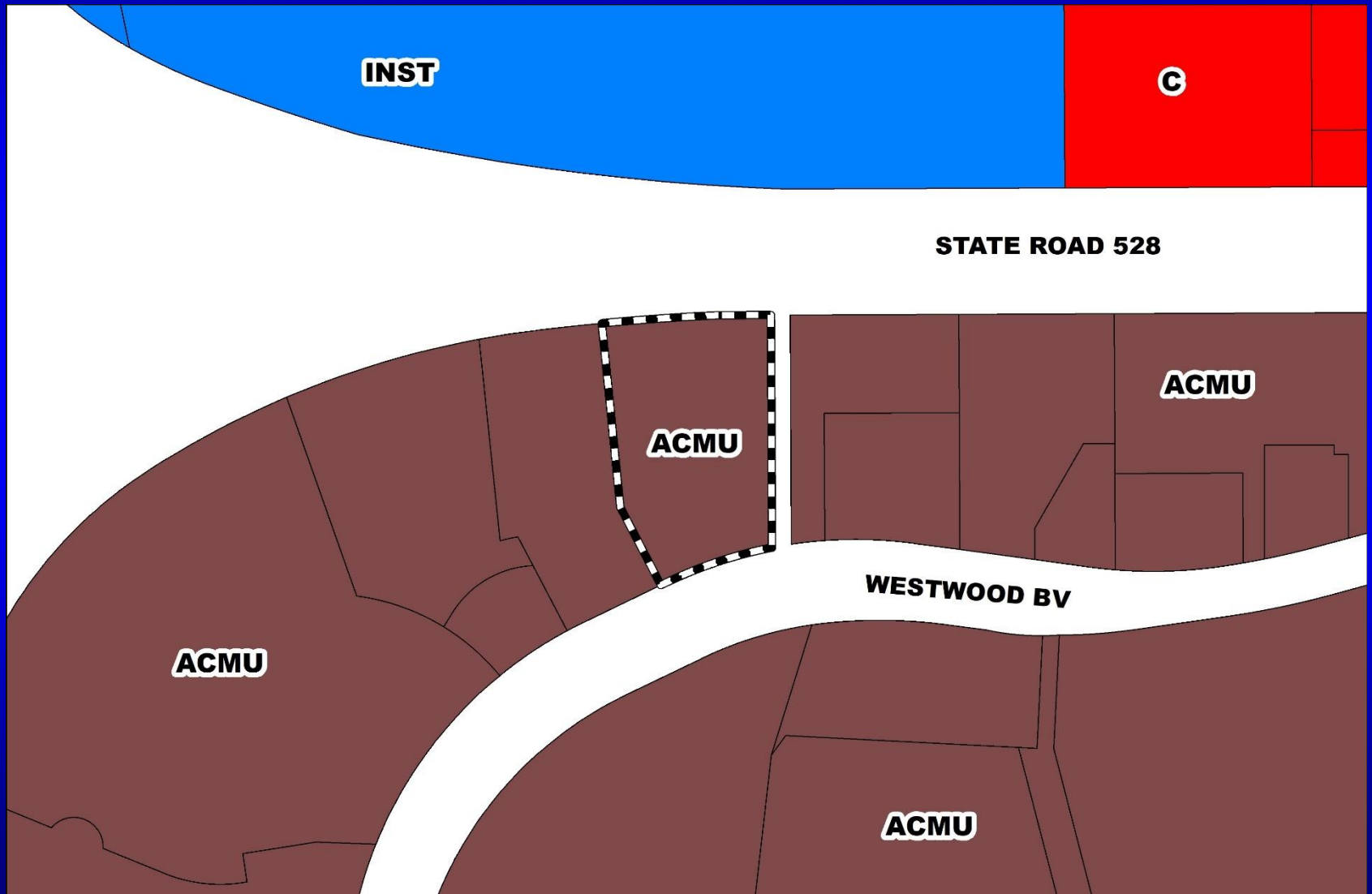
Acreage: 5.0 gross acres

Location: North of Westwood Boulevard / South of State Road 528

Request: To appeal a DRC approval of a request of a Development Plan for construction of a 299 room hotel

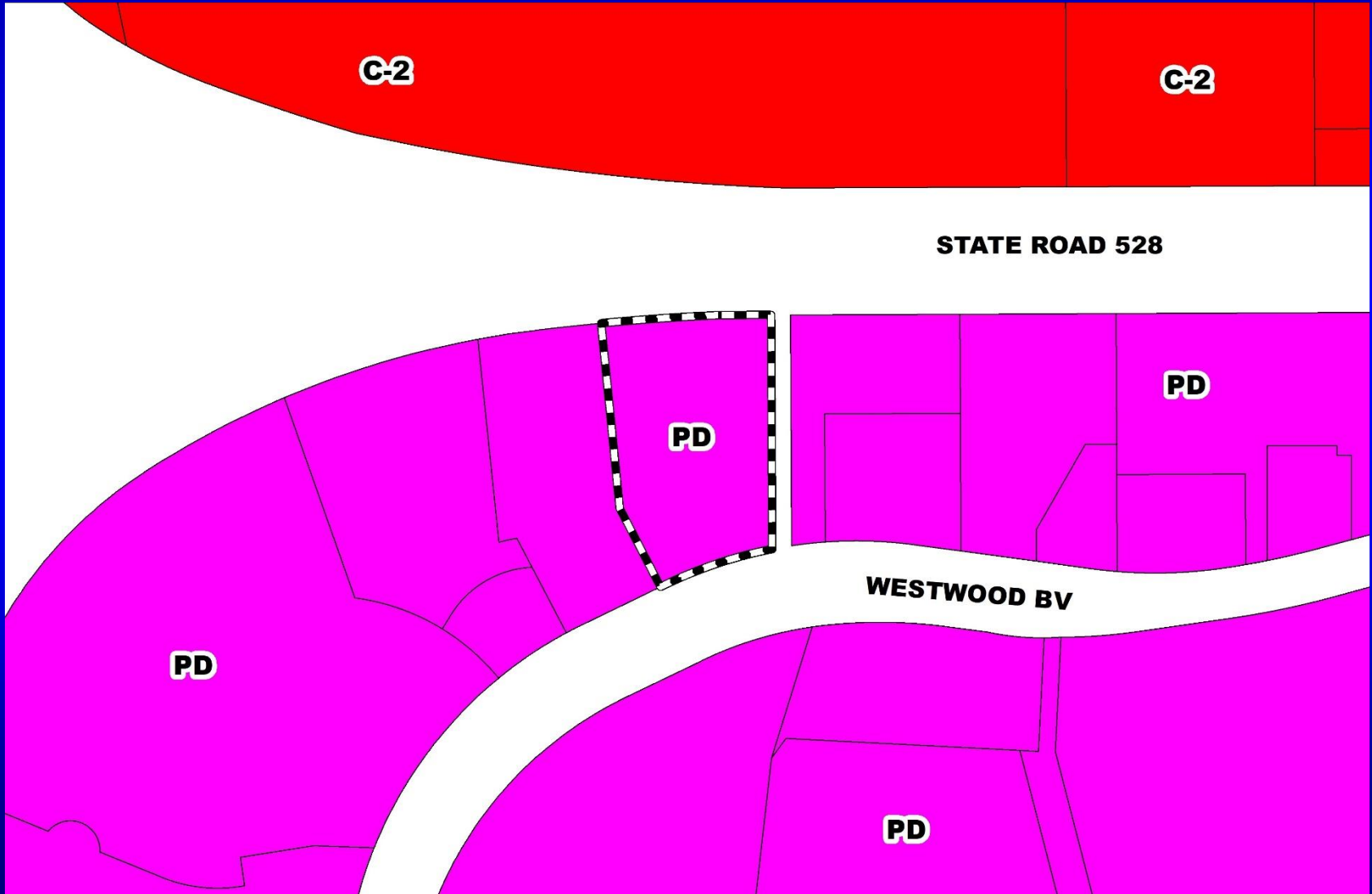


Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Future Land Use Map



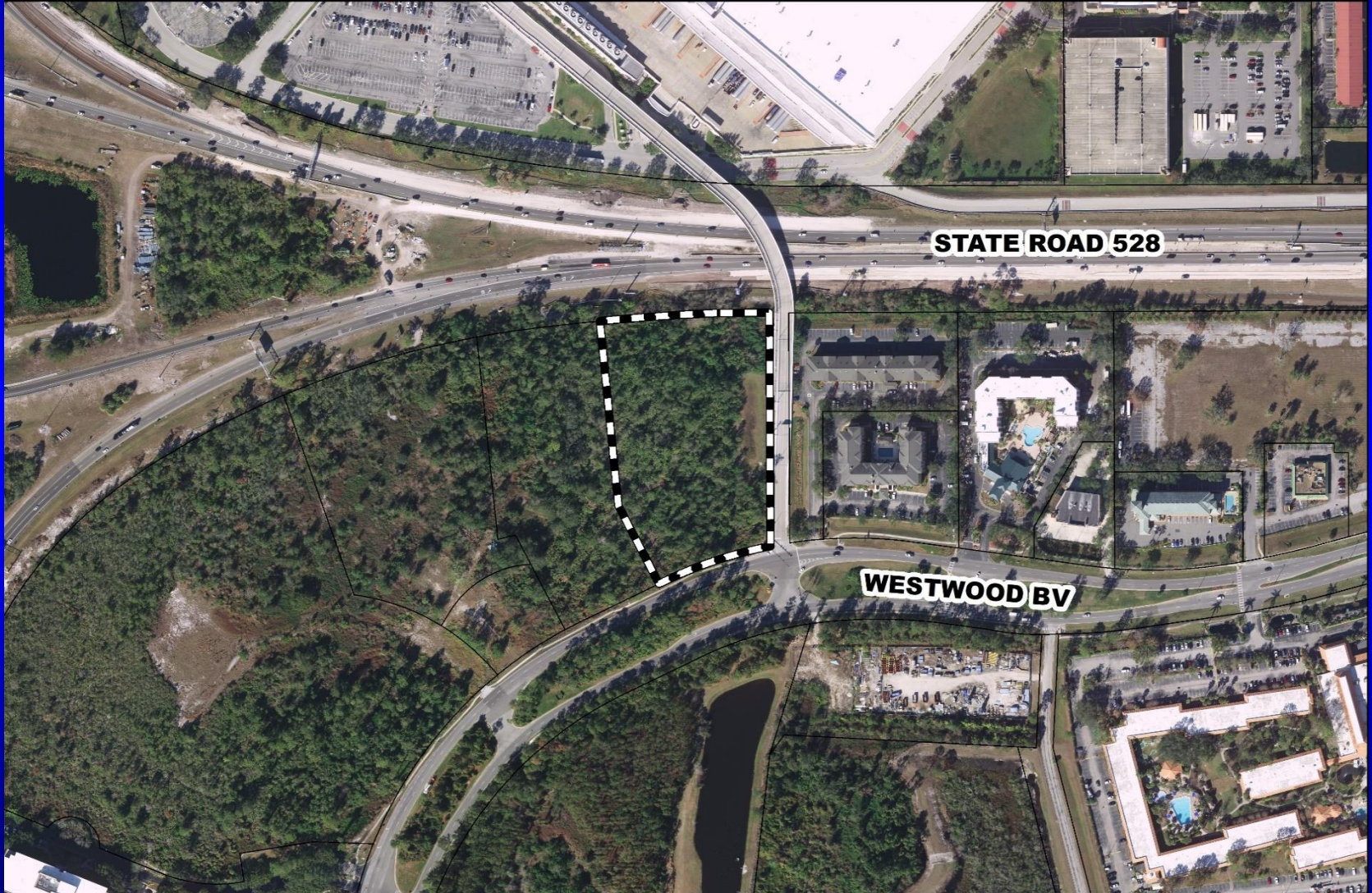


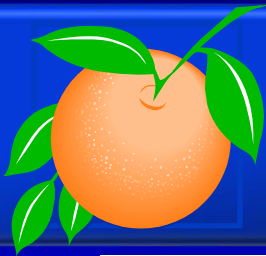
Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Zoning Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Aerial Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Building Elevation



2 **SOUTHEAST VIEW**
NTS



1 **SOUTHWEST VIEW**
NTS

REVISIONS		
NO.	DATE BY DESCRIPTION	
1	03-26-18	DRC COMMENT RESPONSE
2	03-29-18	DRC COMMENT RESPONSE

Designed	Drawn	Checked	Approved

**BUILDING
CONCEPT
IMAGES**

DEVELOPMENT PLAN FOR:
Westwood Hotel
WESTWOOD BLVD
ORANGE COUNTY, FLORIDA
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

HARRIS
Harris Civil Engineers, LLC
1200 E. Hillwood Street
Suite 302
Orlando, Florida 32803
Phone: (407) 629-4777
Fax: (407) 629-7000
www.harrisengineers.com
88 9814

BeharPeteranecz
ARCHITECTURE | INTERIORS
2402 TERMINAL DRIVE, SOUTH 11 ST. PETERSBURG, FLORIDA 33712
(727) 850-8300 | ARCHITECTURE@BPI.COM | 4828007704 8626201674

James Martin, P.E.
State of Florida # 65566
HCE Project No: 7010000
Date: 01-17-2018
Drawing: **A-5_3**



Action Requested

Uphold the DRC action of October 24, 2018 and approve the Development Plan for construction of a 299 room hotel, subject to the DRC-recommended conditions in the staff report.

District 1

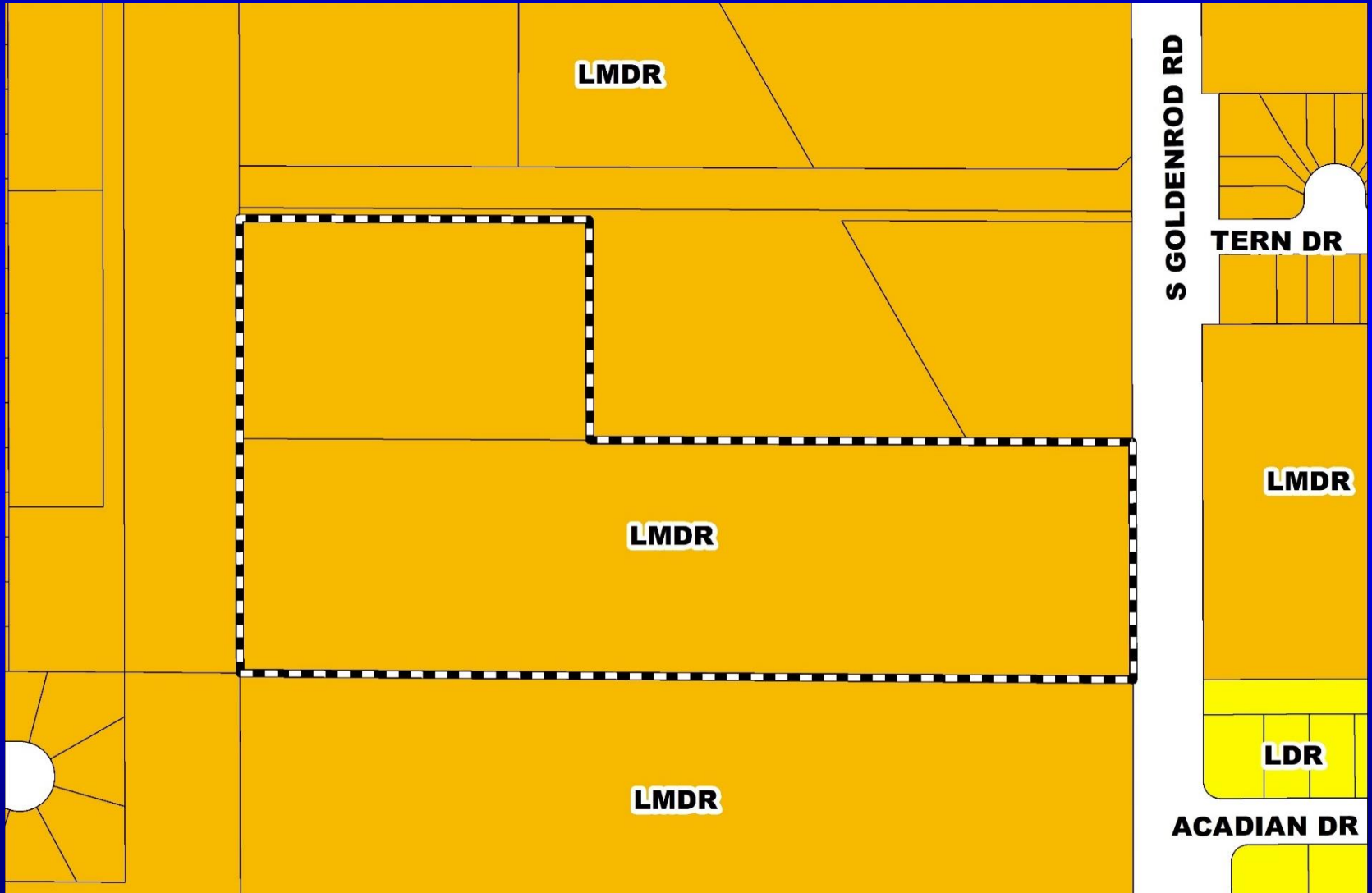


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan

Case:	PSP-18-05-168
Project Name:	San Lorenzo Townhomes PD / San Lorenzo PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	3
Acreage:	13.49 gross acres
Location:	South of Pershing Avenue / West of Goldenrod Road
Request:	To subdivide 13.49 acres in order to construct 72 single-family detached residential dwelling units.

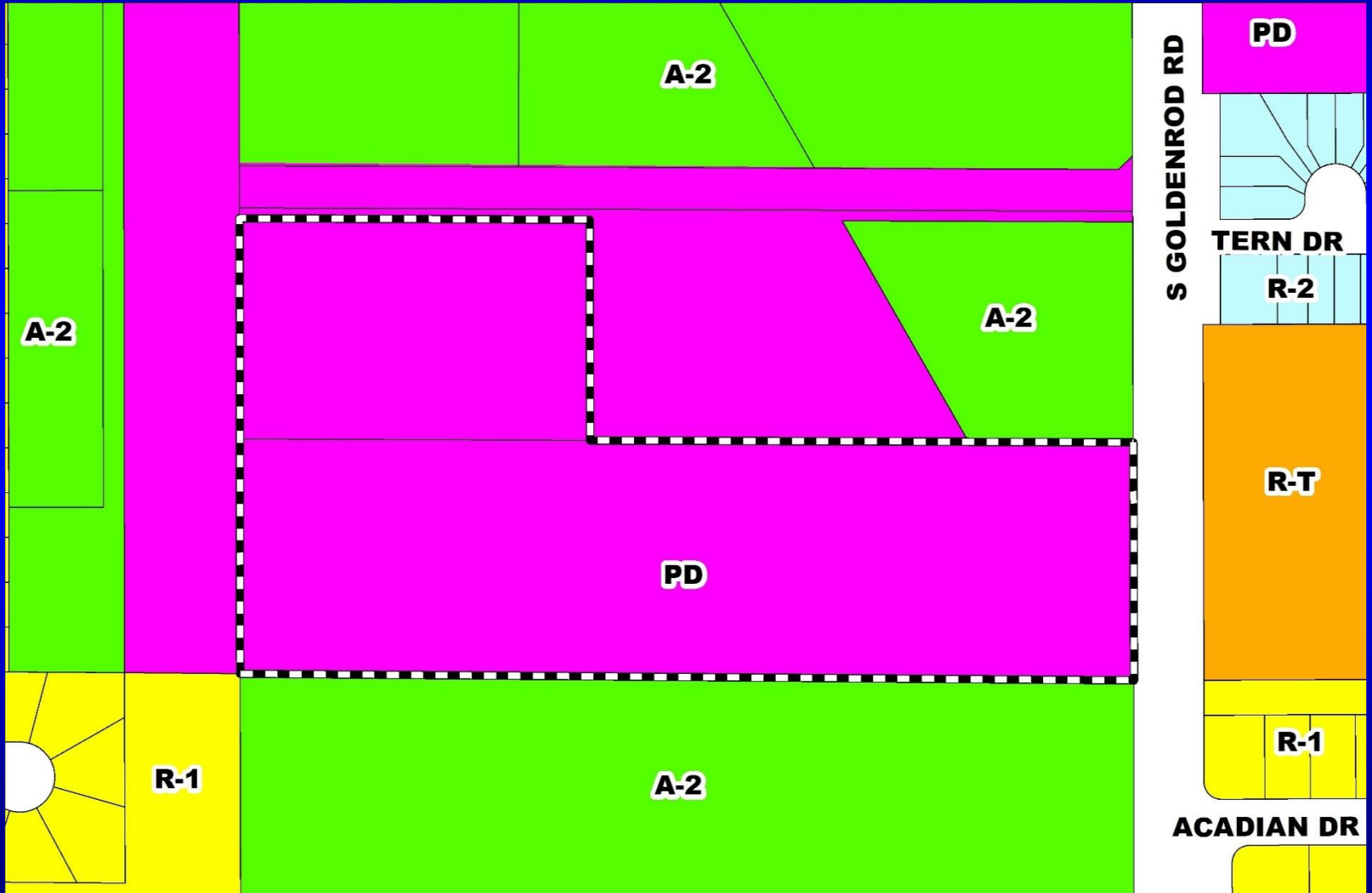


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Future Land Use Map





San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Zoning Map



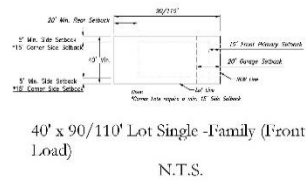
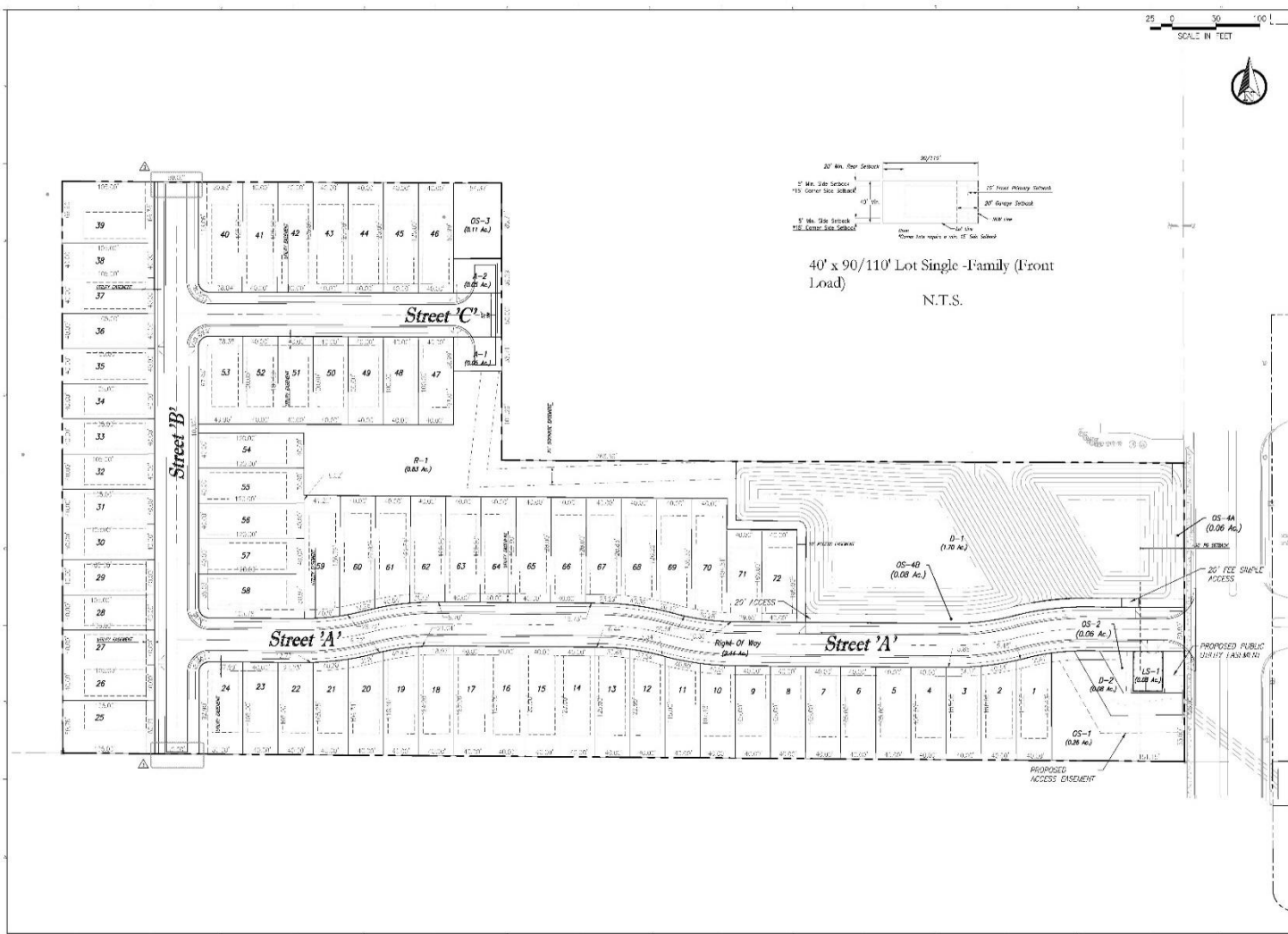


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Aerial Map





San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



REGULATORY REQUIREMENTS	
MINIMUM LOT AREA	15,000
MINIMUM LOT WIDTH	30'
MINIMUM FRONT SETBACK	30'
MINIMUM SIDE SETBACK	5'
MINIMUM CORNER SETBACK	15'
MINIMUM FRONT YARD SETBACK	12'
MINIMUM FRONT SECONDARY SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM CORNER SETBACK	15'
MINIMUM FRONT YARD SETBACK	12'
MINIMUM FRONT SECONDARY SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM CORNER SETBACK	15'

Project Name:
SAN LORENZO
PSP-18-05-168

Scale:
C3.00



POULOS & BENNETT
Poulos & Bennett, LLC
2901 N. Orange Ave., Suite 100, Orlando, FL 32809
Tel: 407.277.7777 www.poulousandbenett.com
P.E. No. 15,267

DATE: 01/14/2020



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the San Lorenzo Townhomes Planned Development / San Lorenzo Preliminary Subdivision Plan dated “Received November 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

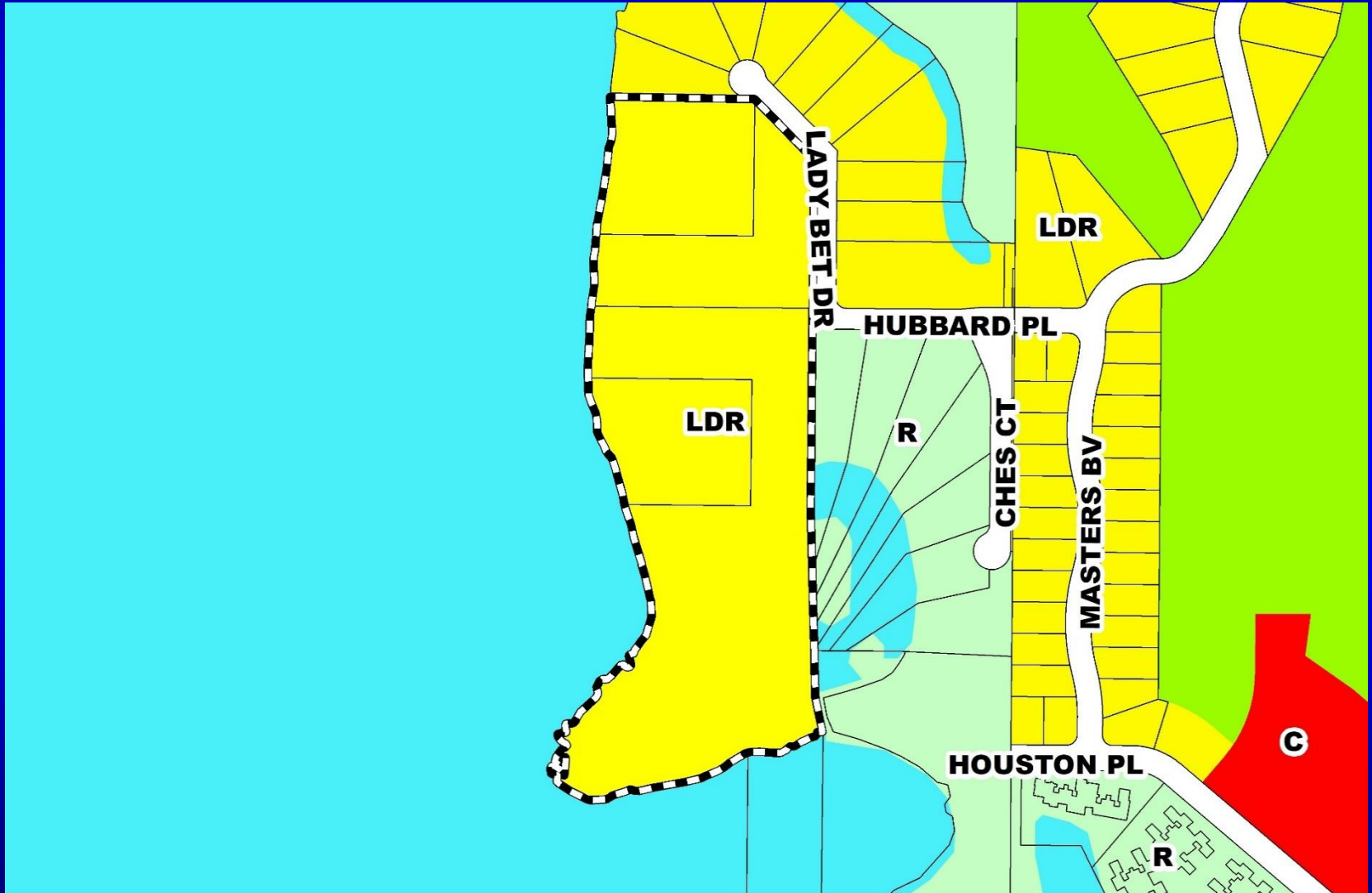


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan

Case:	PSP-17-09-278
Project Name:	Hubbard Place PD / Hubbard Place PSP
Applicant:	Jennifer Stickler, Kimley-Horn & Associates, Inc.
District:	1
Acreage:	16.59 gross acres
Location:	South of Lady Bet Drive / West of S. Apopka Vineland Road
Request:	To subdivide 16.59 acres in order to construct 13 single-family detached residential dwelling units.

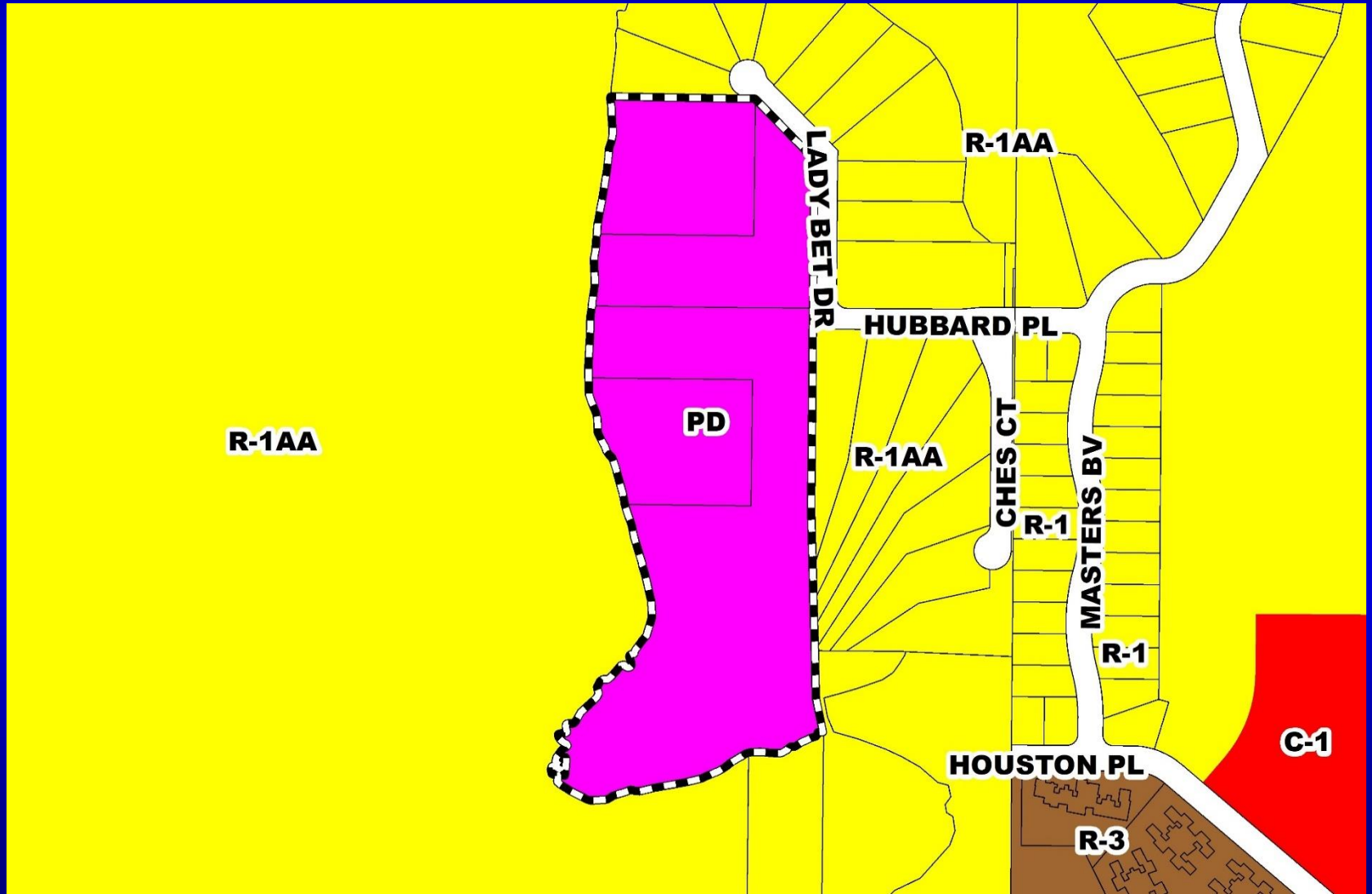


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Future Land Use Map



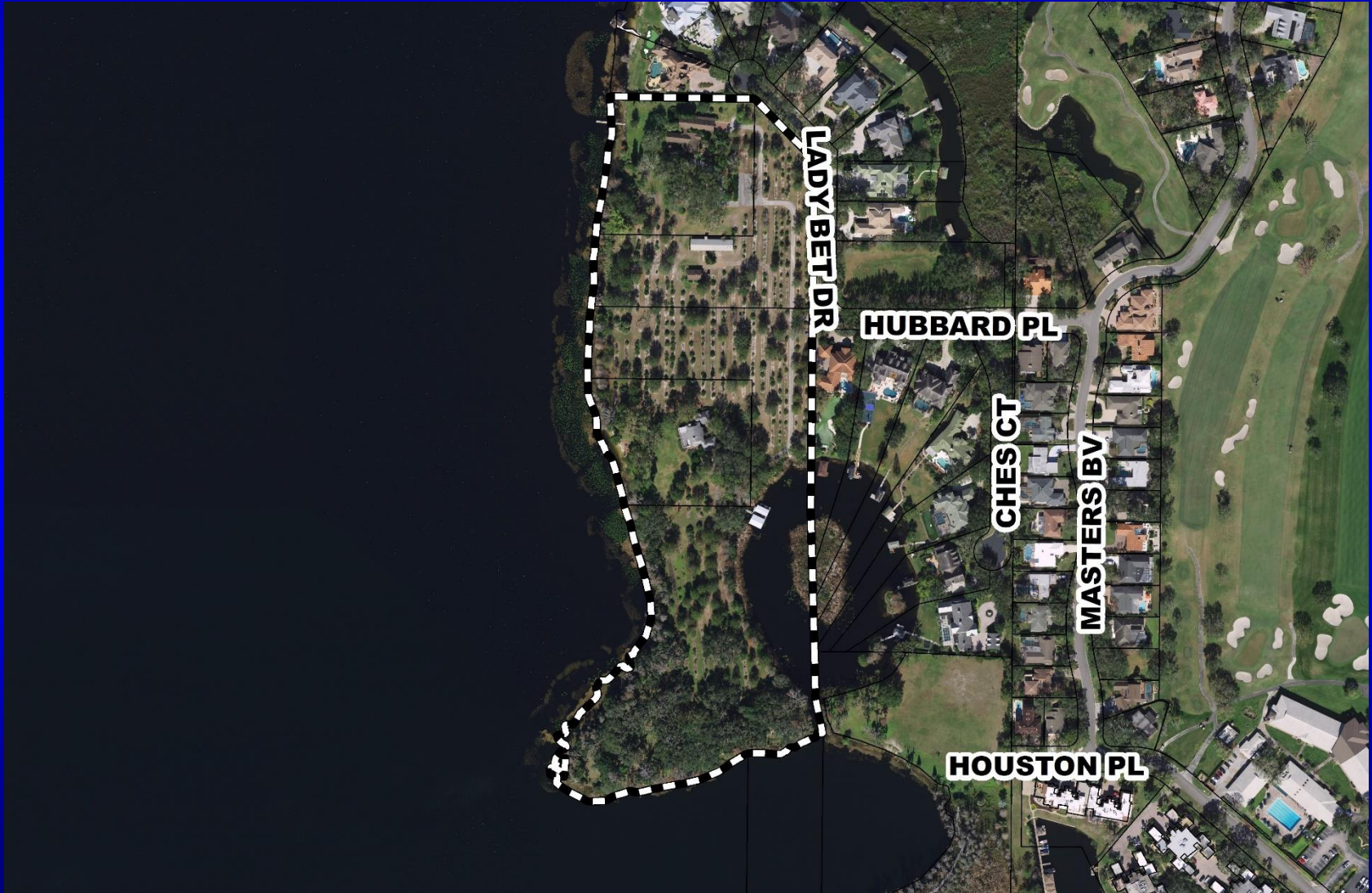


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Zoning Map





Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Place Planned Development / Hubbard Place Preliminary Subdivision Plan dated “Received January 7, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Tyson Ranch Planned Development / Land Use Plan

- Case:** LUP-18-08-056
- Project Name:** Tyson Ranch PD/LUP
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 75.29 gross acres (*overall PD*)
- Location:** South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
- Request:** To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.
- This request also includes a Master Sign Plan and 12 waivers from Orange County Code.



Action Requested

Continue this request to the March 26, 2019 BCC meeting at 2:00 p.m.

District 4

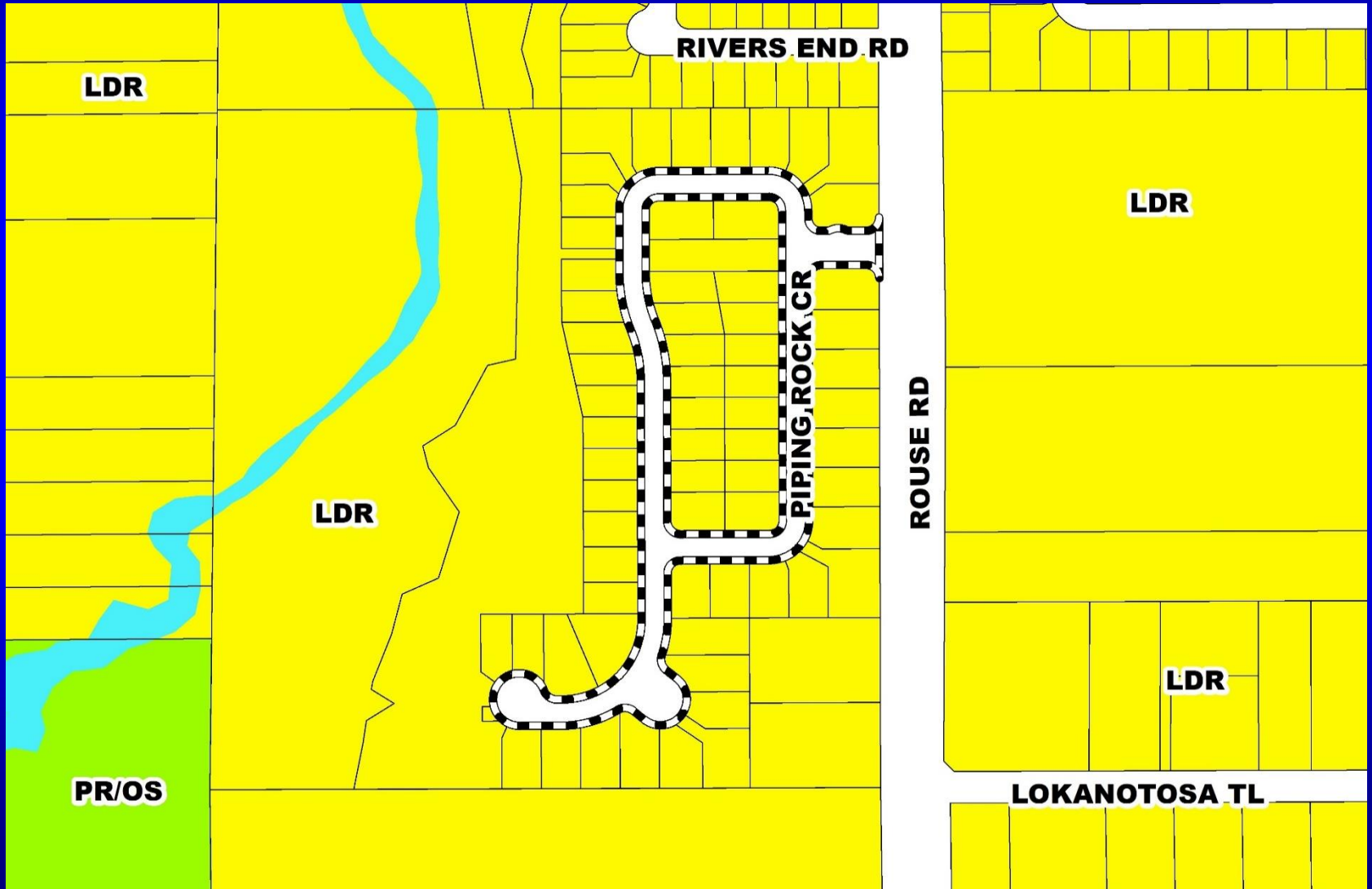


Pegasus PD / River Oaks Preliminary Subdivision Plan

Case:	CDR-18-11-373
Project Name:	Pegasus PD / River Oaks PSP
Applicant:	Chris Straub, River Oaks Landing HOA
District:	5
Acreage:	98.49 gross acres (<i>overall PD</i>) 3.27 gross acres (<i>affected parcel</i>)
Location:	North of Lokanotosa Trail / West of Rouse Road
Request:	To amend the previously approved December 12, 1995 BCC Conditions of Approval to require the inspection of the streets and drainage systems every three years instead of annually, and to require the engineering report to be submitted to each owner of property within the subdivision in lieu of the County Engineer.

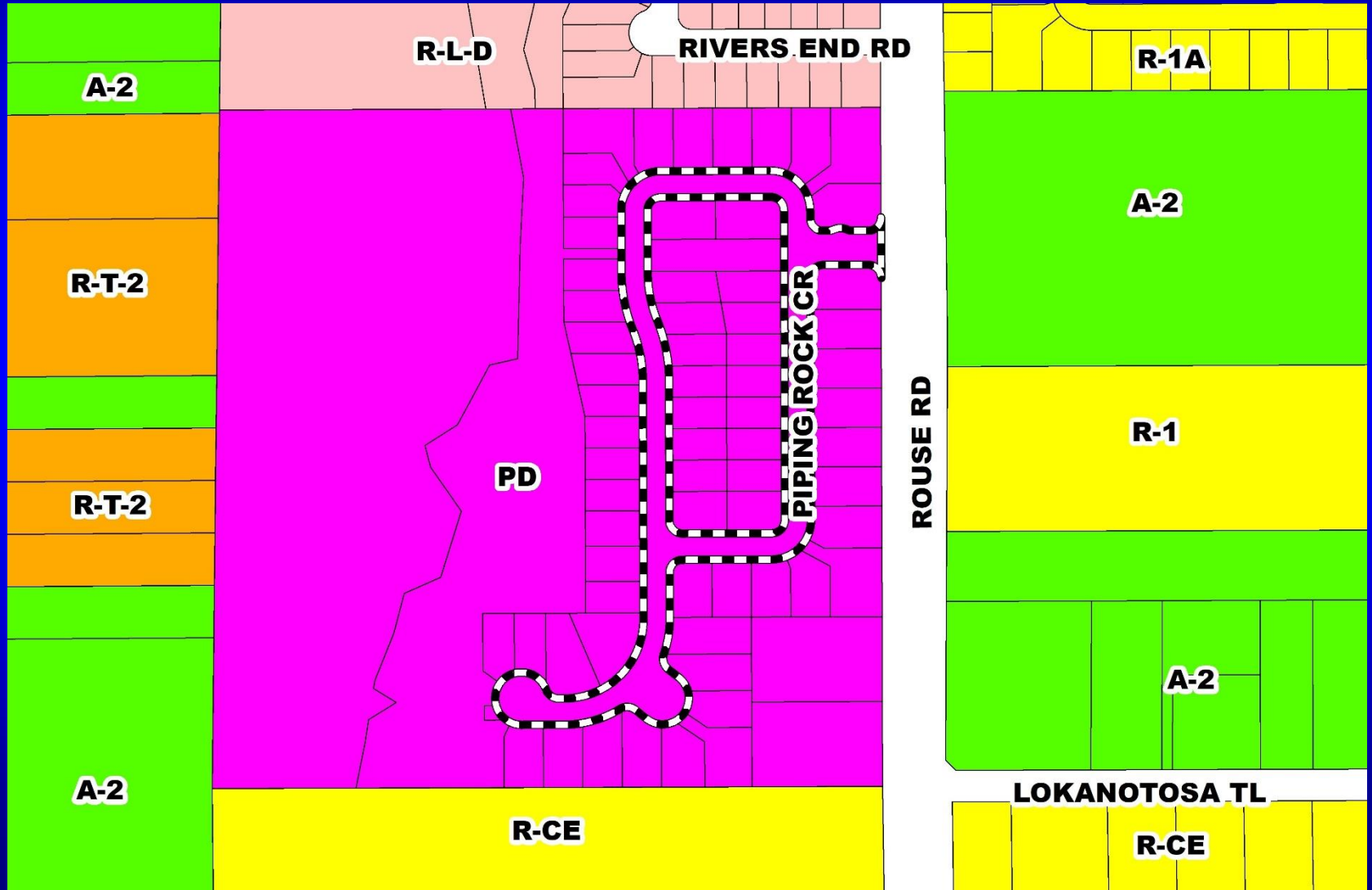


Pegasus PD / River Oaks Preliminary Subdivision Plan Future Land Use Map



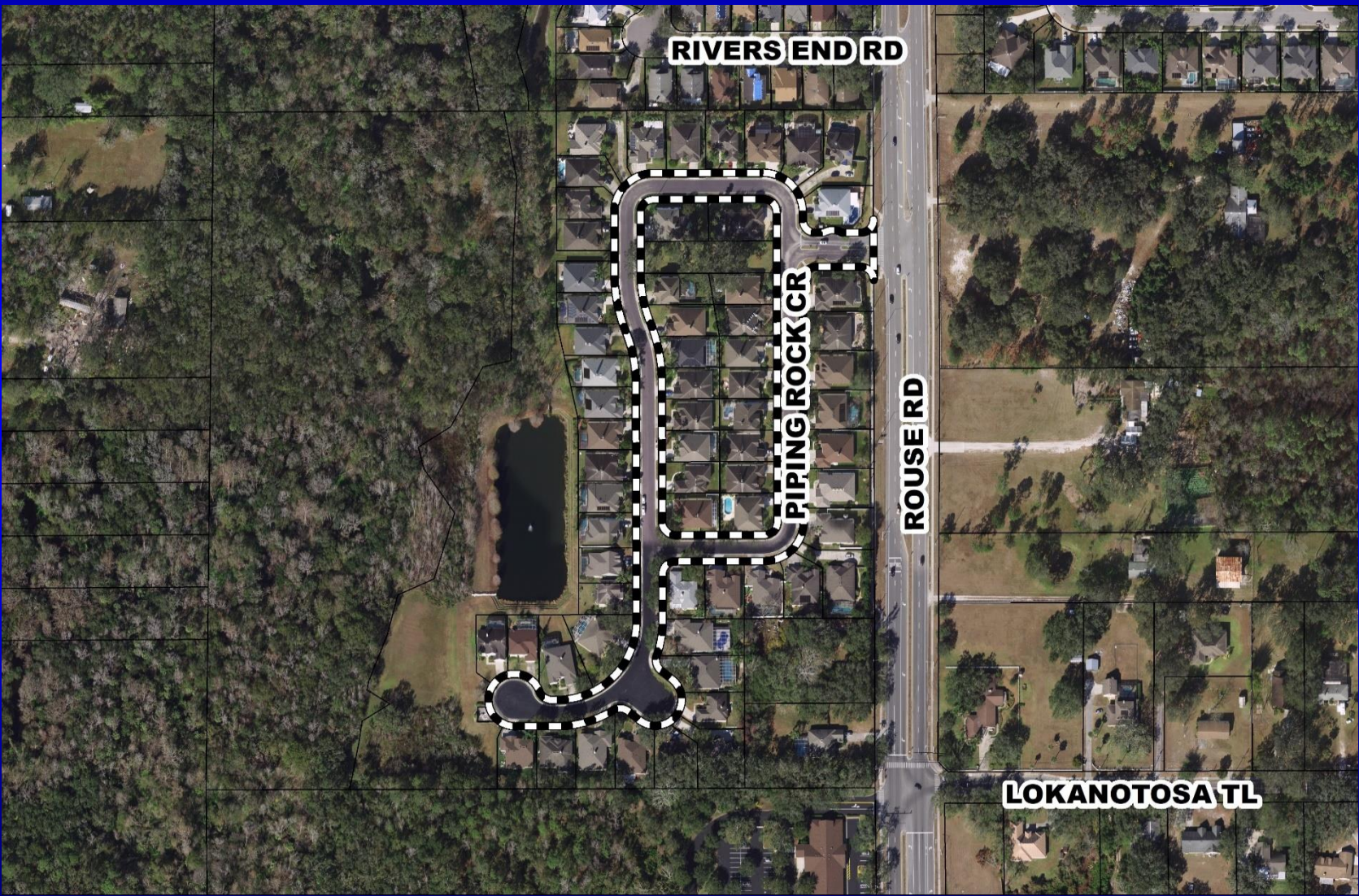


Pegasus PD / River Oaks Preliminary Subdivision Plan Zoning Map





Pegasus PD / River Oaks Preliminary Subdivision Plan Aerial Map

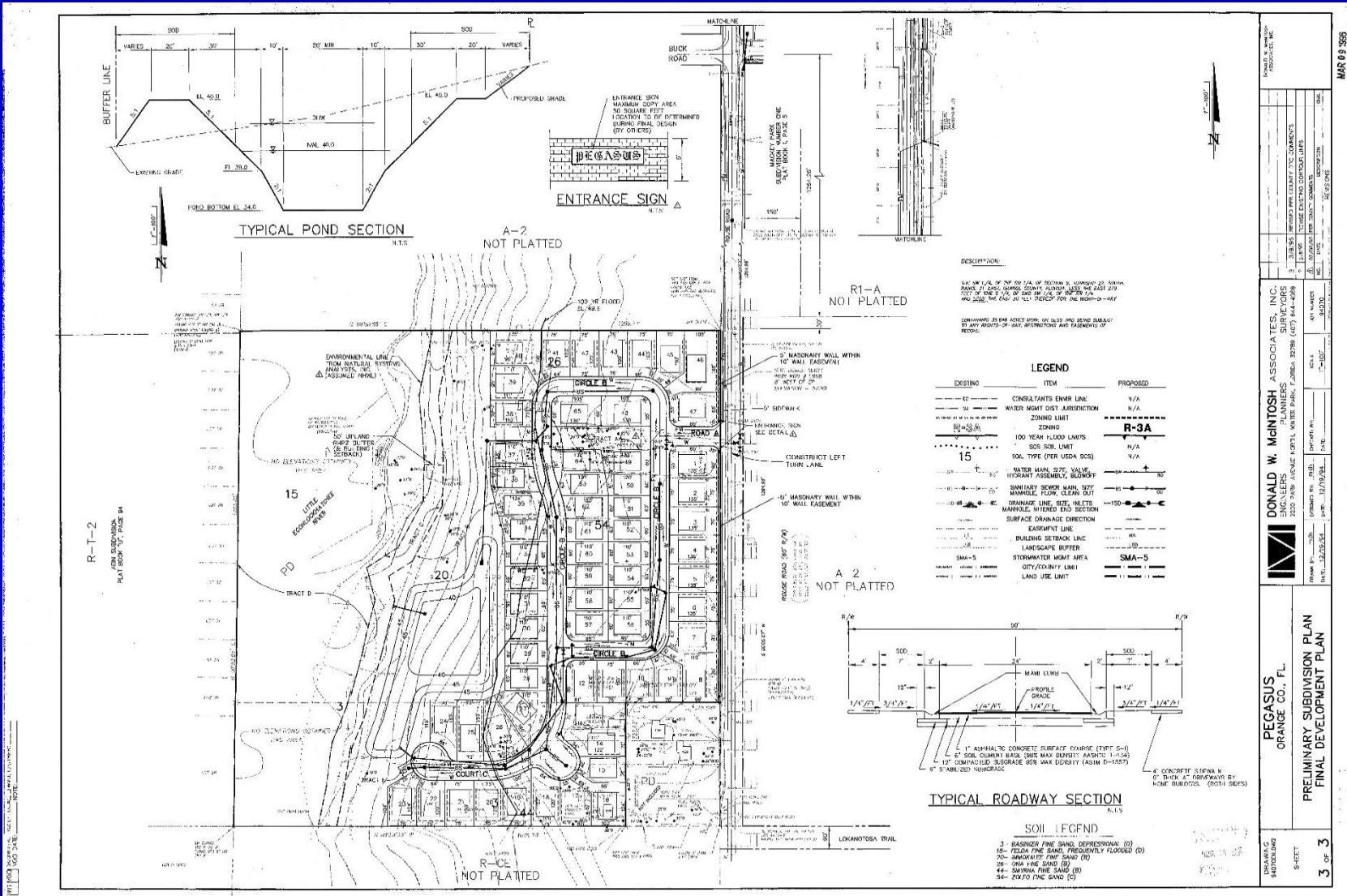




Pegasus PD / River Oaks

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PROJECT NO.: 04-0001 SHEET NO.: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. PLANNERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PROJECT NO.: 04-0001 SHEET NO.: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. SURVEYORS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PROJECT NO.: 04-0001 SHEET NO.: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PROJECT NO.: 04-0001 SHEET NO.: 3 OF 3
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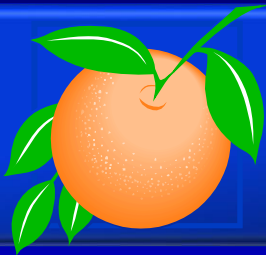
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Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pegasus PD / River Oaks PSP dated “Received March 13, 1995”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

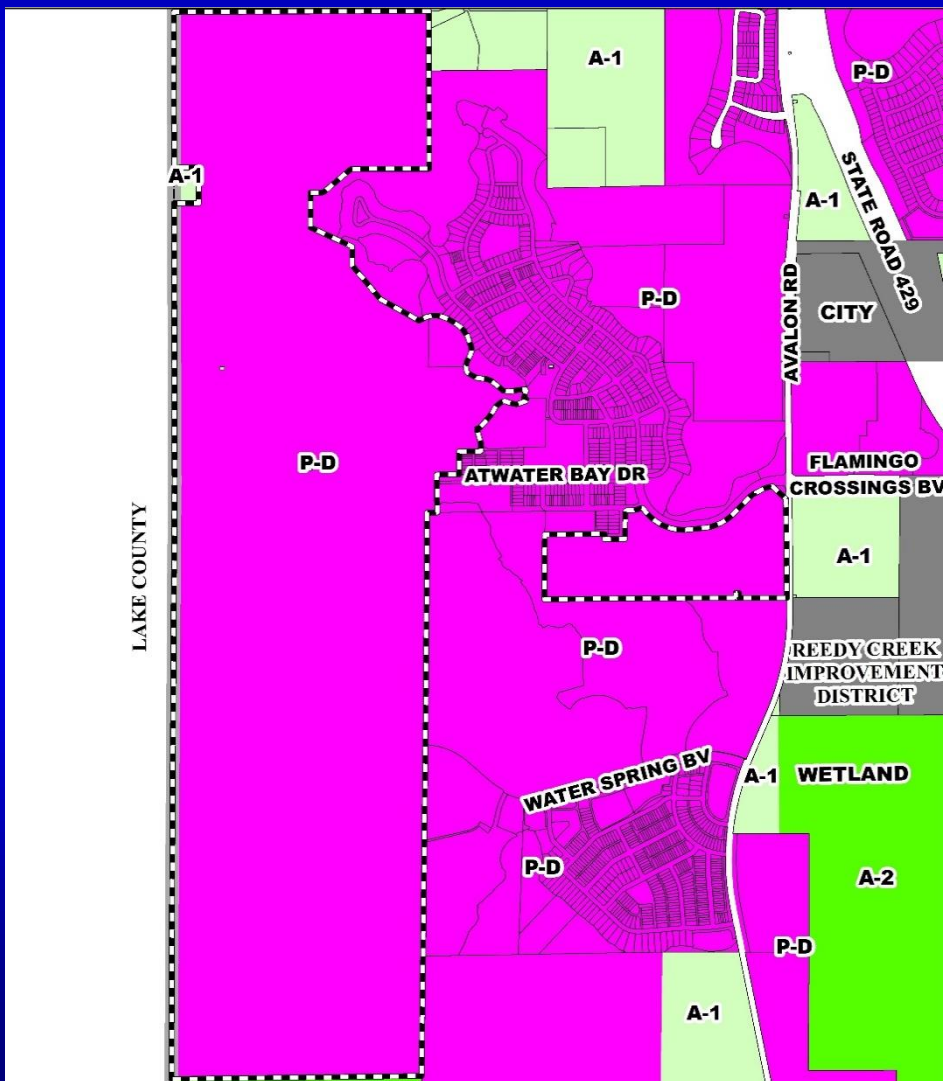
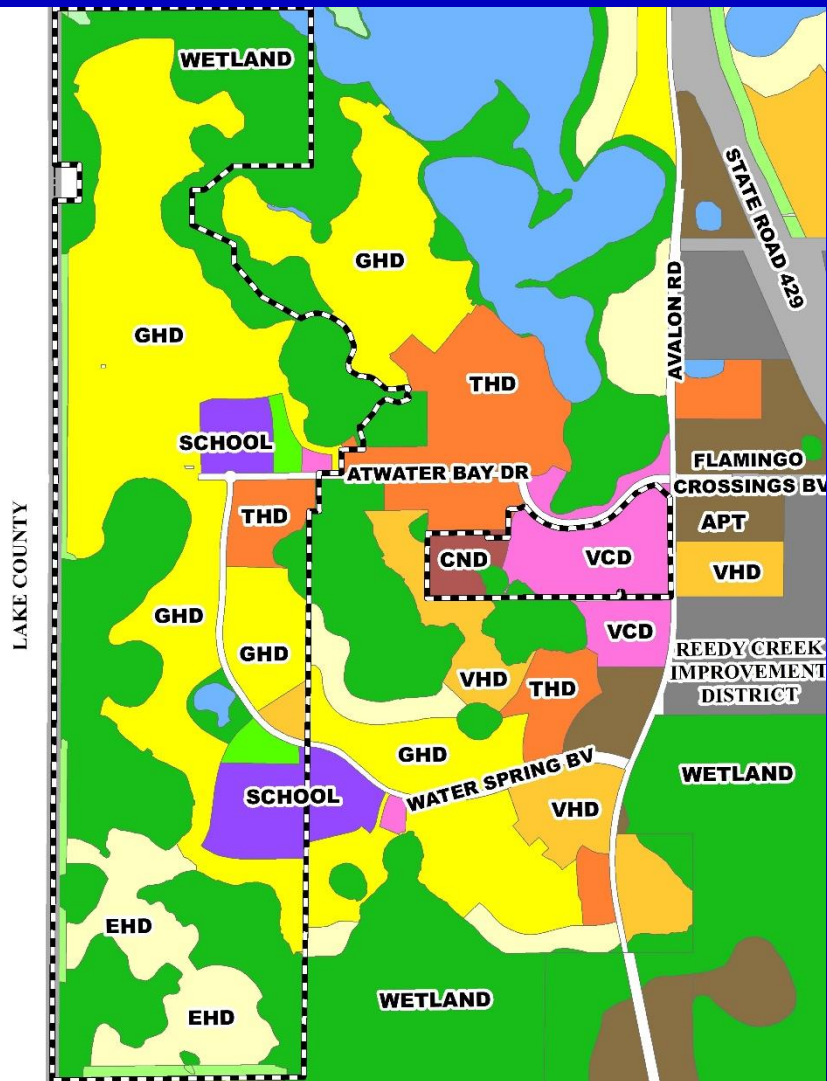


Waterleigh Planned Development / Land Use Plan

Case:	CDR-18-03-073
Project Name:	Waterleigh PD
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	1,485.40 gross acres (<i>overall PD</i>) 347.70 gross acres (<i>affected parcels</i>)
Location:	Generally west of the intersection of Avalon Road and Flamingo Crossings Boulevard
Request:	<p>To revise the layout for the conceptual layout for the Village Center, request conditional uses for the Village Center, eliminate certain parcels, and update the unit counts and acreages for certain parcels. The conditional uses include adult/child day care centers, drive-throughs in conjunction with a permitted use, and automobile service stations.</p> <p>The request also includes three (3) waivers from Orange County Code to allow for 70% of the build-to-line to be by landscaped street walls; to remove the maximum parking lot frontage within the Village Center; and to allow for parking in front of buildings.</p>



Waterleigh Planned Development / Land Use Plan Future Land Use and Zoning Maps



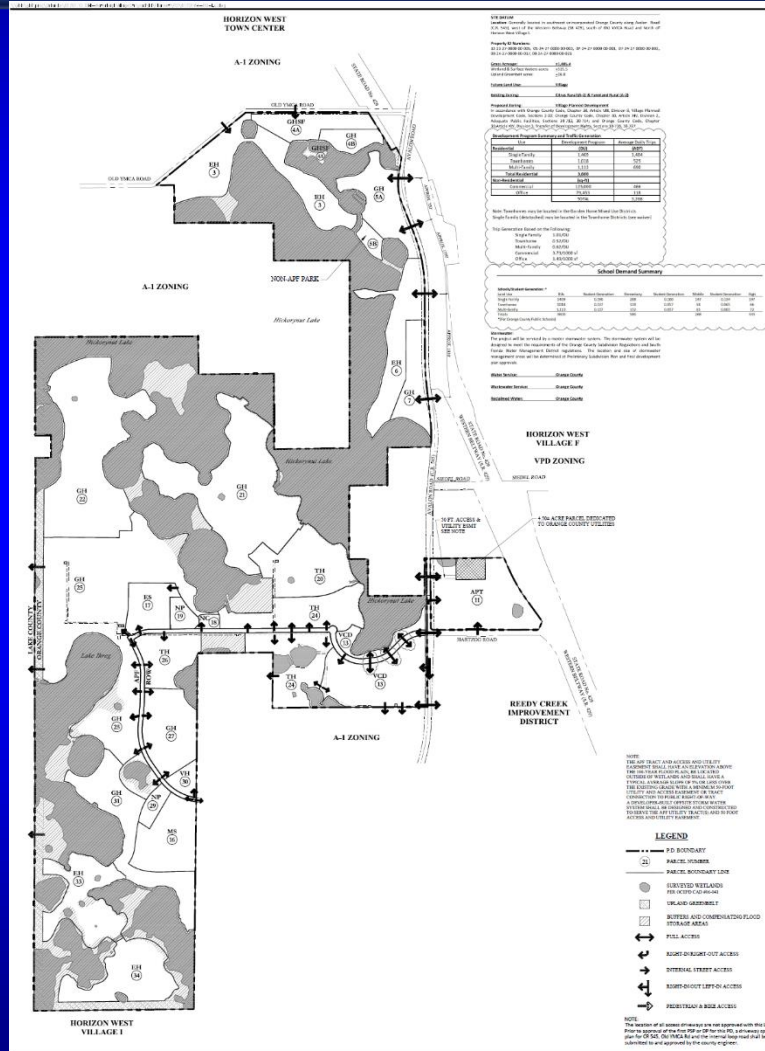


Waterleigh Planned Development / Land Use Plan Aerial Map





Waterleigh Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterleigh Planned Development / Land Use Plan (PD/LUP) dated “Received December 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

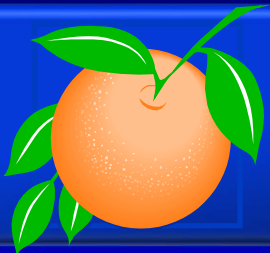
District 1



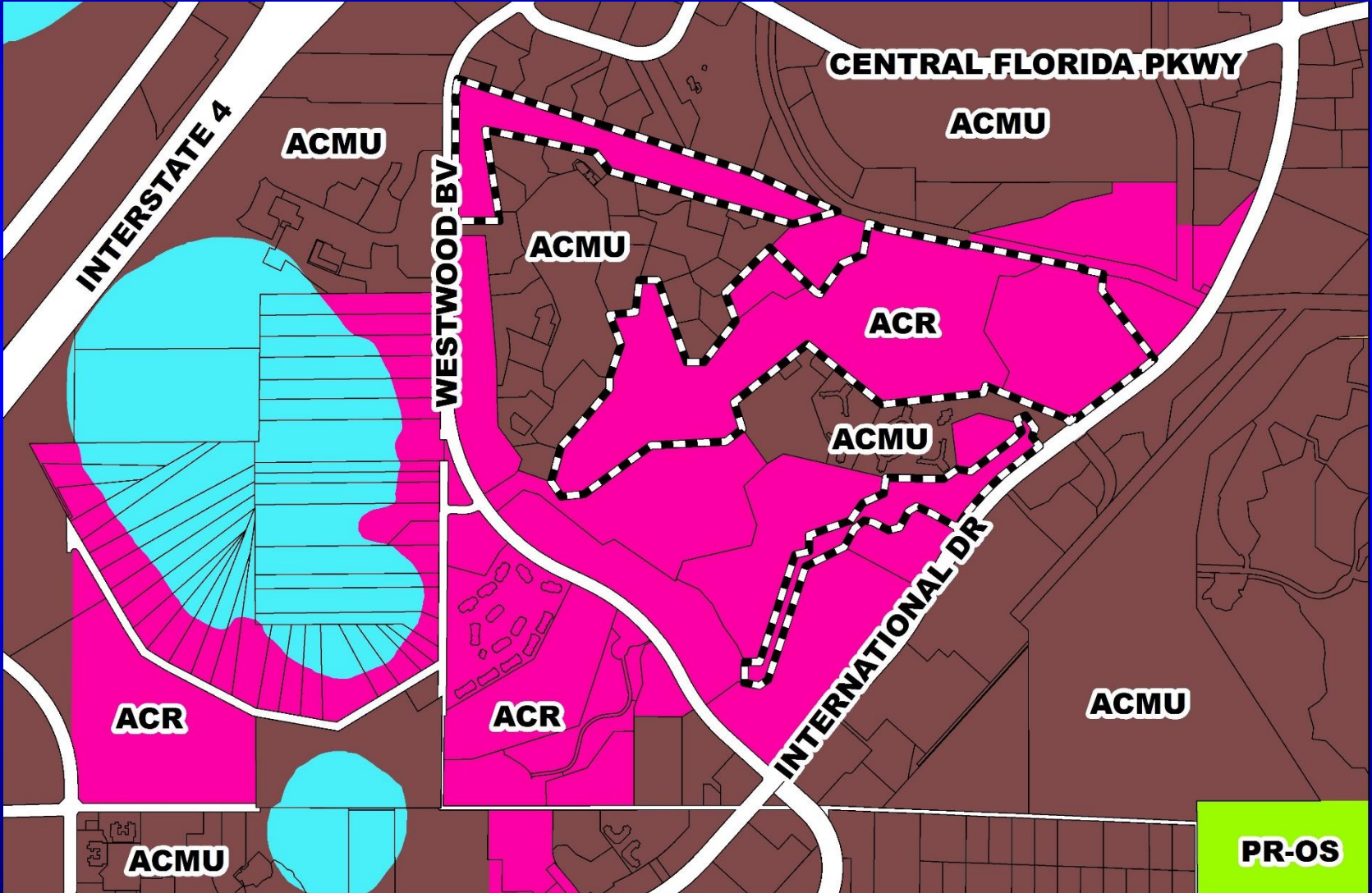
Orangewood N-2 Planned Development / Land Use Plan

Case:	CDR-18-07-230
Project Name:	Orangewood N-2 PD
Applicant:	James H. McNeil, Jr., Akerman, LLP
District:	1
Acreage:	588.70 gross acres (<i>overall PD</i>) 116.10 gross acres (<i>affected parcels</i>)
Location:	Generally located south of Central Florida Parkway and West of International Drive
Request:	To convert 507 single-family dwelling units to 507 short-term rental units and remove the potential elementary school site from Parcel 11D.

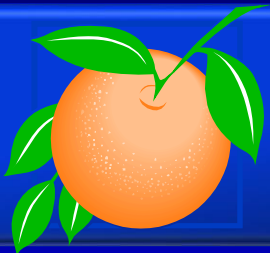
Additionally, two (2) waivers are being requested from Orange County Code to allow for the project to be governed by a Preliminary Subdivision Plan and residential site standards



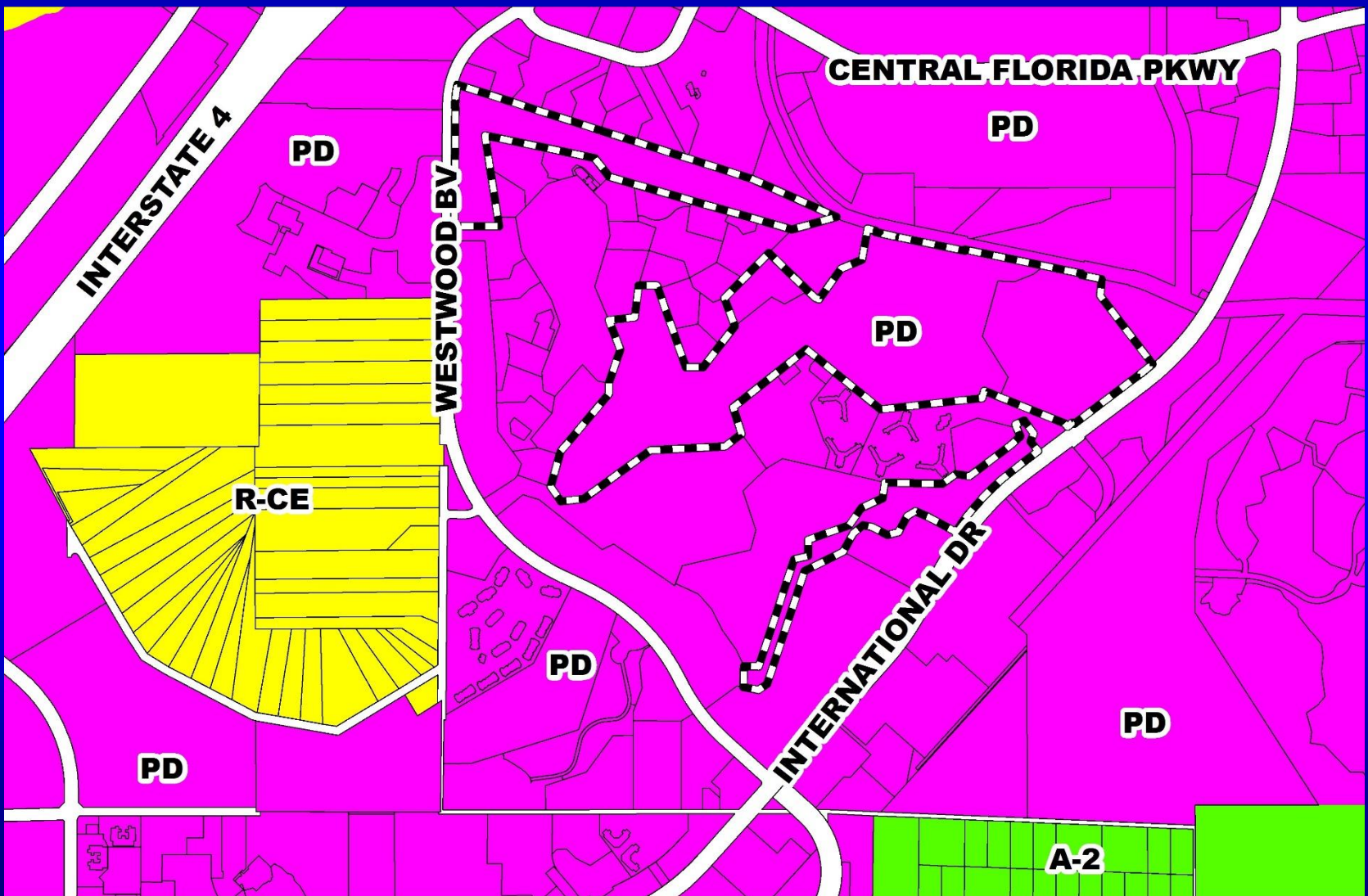
Orangewood N-2 Planned Development / Land Use Plan Future Land Use Map

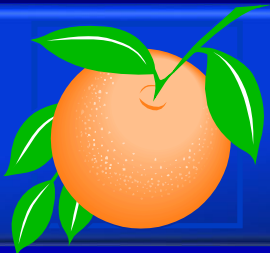


PR-OS



Orangewood N-2 Planned Development / Land Use Plan Zoning Map





Orangewood N-2 Planned Development / Land Use Plan Aerial Map



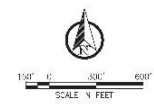


Orangewood N-2 Planned Development / Land Use Plan Overall Land Use Plan



Legend

Symbol	Category	AVERAGE DENSITY
[Diagonal lines]	HOTEL	13/AC
[Cross-hatch]	MULTI-FAMILY/ TIMESHARE	18/AC
[Grid]	MULTI-FAMILY II	
[Dotted]	OFFICE	
[Diagonal lines]	MIXED USE	
[Diagonal lines]	TOURIST COMMERCIAL	
[Wavy lines]	LAUNDRY & OPEN SPACE	
[Double line]	ROAD/CANAL	
[Dotted]	CONSERVATION	
[Arrow]	ACCESS	
[Circle with number]	PARCEL NUMBER	
[Square with number]	ACREAGE	
[Triangle with number]	DWELLING	



ORANGEWOOD NEIGHBORHOOD-2 PROPOSED AMENDMENT

ORANGEWOOD NEIGHBORHOOD-2 PROPOSED AMENDMENT			
PARCEL	LAND USE	ACREAGE	ADU*
1	OFFICE	10,000	40
2	TIMESHARE	15,000	1,500
3	RES	12,000 SF	112
4	RES	305,000 SQ FT	315
5	RES	75	274
6	RES	113,000 SF	343
7	RES	75	333
8	TIMESHARE	30 VILLAS	12.1
9	RES	407,000	974
10	RES	264,000 SQ FT	325
11A	RES	78,000	320
11B	RES	522,000	503
11C	RES	200,000	104
11D	RES	401+ 37,800 SQ FT	115.2
11E	CONSERVATION/RECREATION	12.6	0
12	RES	700,000	15.4
13	RES	274,000	34.2
14	RES	400,000	22.0
15A	RES	10,000 SQ FT	19,000
15B	RES	200,000 SQ FT	33
16	RES	2,900 SF	314
17	CONSERVATION	12.6	0
TOTAL		2,427.7	84,788

PARCEL #1 BREAKDOWN

GROSS ACREAGE	207.1 AC
WETLANDS & LAKE'S	32.0 AC
NET DEVELOPABLE ACREAGE	175.1 AC

- NOTES:**
- Final location, size and shape of stormwater ponds will be determined at PSP.
 - Short-term rentals is within the scope of one or more permitted uses for ACMU Future Land Use.

Key Map

City/County

Scale: 1" = 200'

Project Name: **Orangewood N-2 PD**

CDR 18-07-230

ORANGE COUNTY, FL

Proposed Amendment:

5

FOULOS & BENNETT

Foulos & Bennett, LLC
2725 W. UNIVERSITY BLVD., SUITE 100
ORLANDO, FL 32835
Tel: 407.241.2200 Fax: 407.241.2201

DRAWN BY: M. B. BROWN DATE: 08/07/18 PROJECT: ORANGEWOOD N-2 PD SHEET: 5



Action Requested

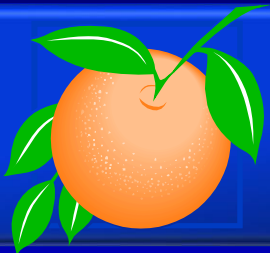
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orangewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received November 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

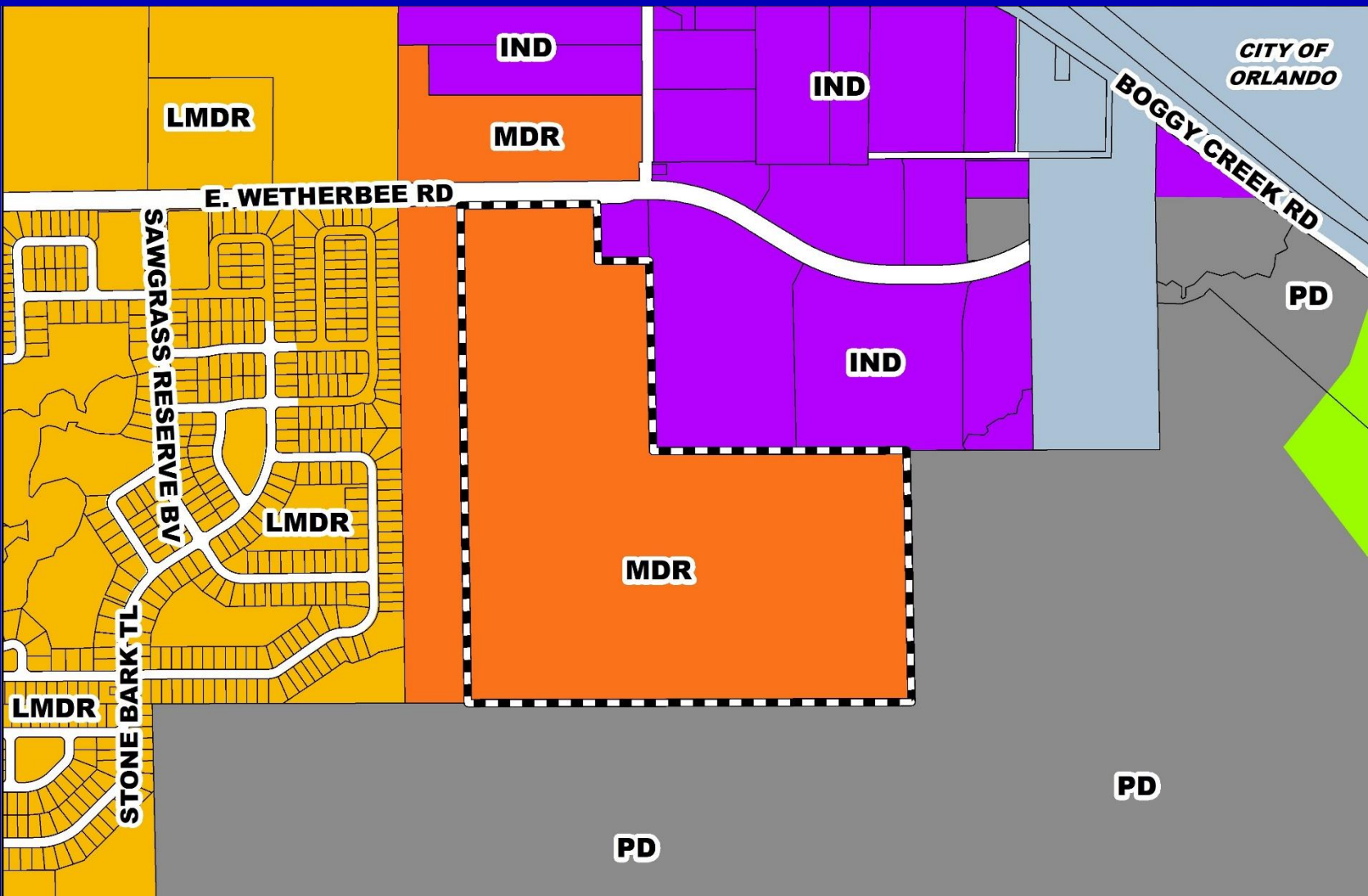


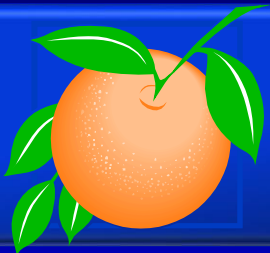
Wetherbee Acres Planned Development / Land Use Plan

Case:	CDR-18-08-263
Project Name:	Wetherbee Acres PD/LUP
Applicant:	John Prowell, VHB, Inc.
District:	4
Acreage:	98.49 gross acres (<i>overall PD</i>)
Location:	Generally located south of E. Wetherbee Road and west of Boggy Creek Road
Request:	<p>To request the following waivers from Orange County Code:</p> <ol style="list-style-type: none">1) A waiver from Section 38-79(20)(f) to allow for 60% of units to be in buildings containing 5 or more units;2) A waiver from Section 38-1258(g) to allow multi-family development to share access with single-family development; and3) A waiver from Section 38-1258(a) & (b) to allow multi-family buildings greater than 75' from single-family properties to have an allowable height of 40 feet (3-stories).

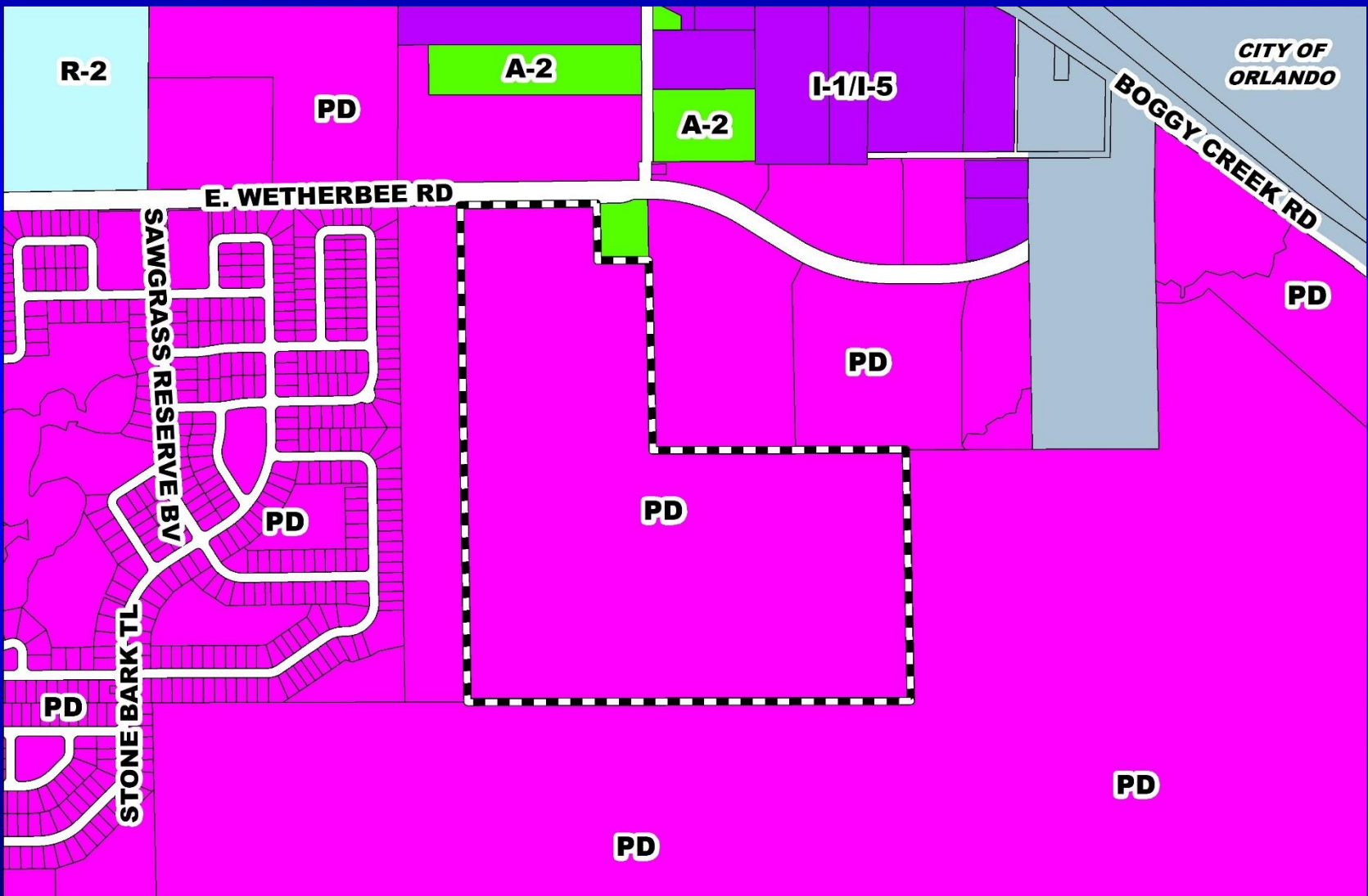


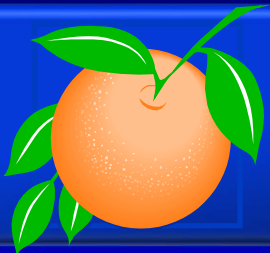
Wetherbee Acres Planned Development / Land Use Plan Future Land Use Map



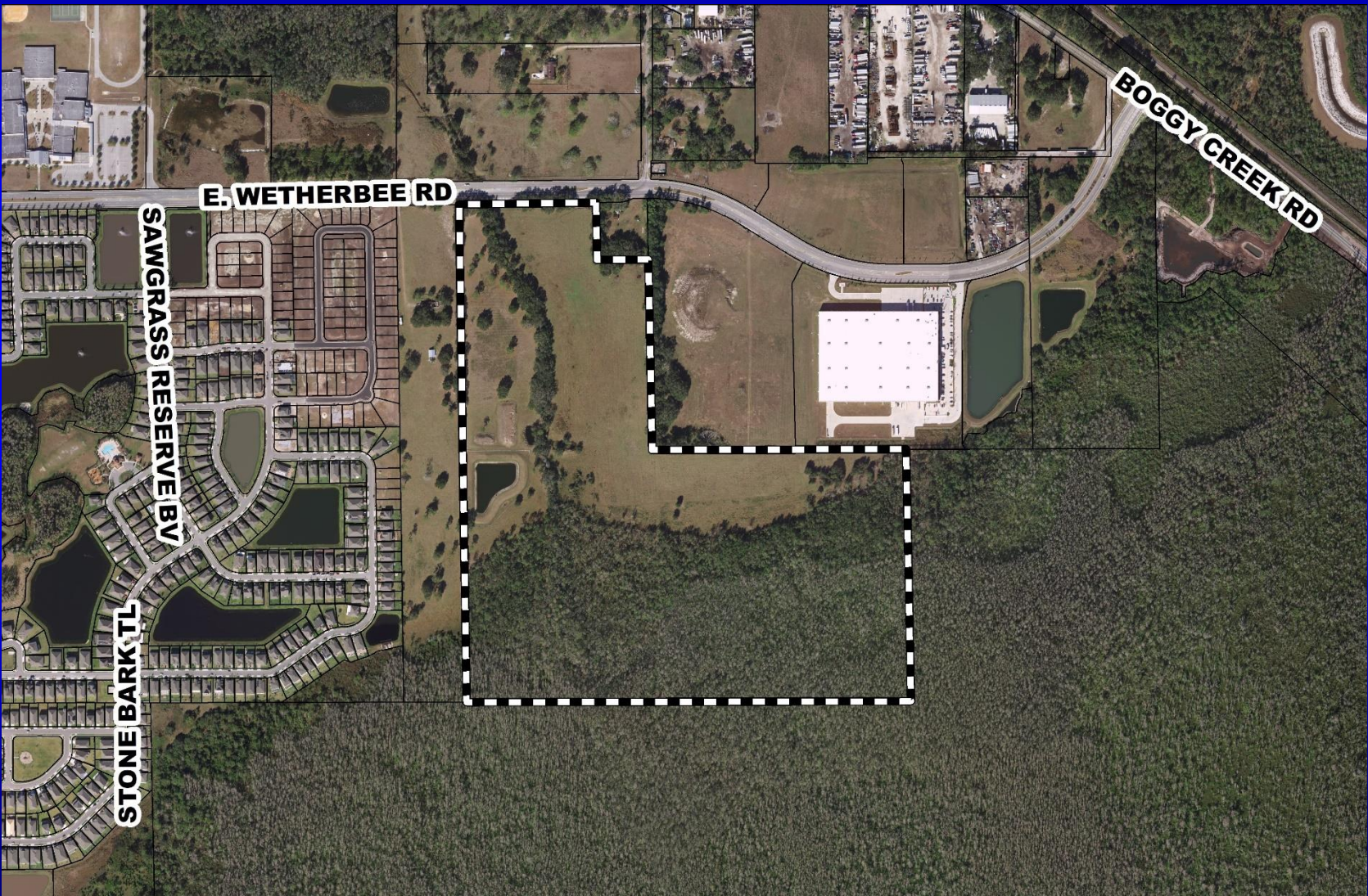


Wetherbee Acres Planned Development / Land Use Plan Zoning Map





Wetherbee Acres Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Wetherbee Acres Planned Development / Land Use Plan (PD/LUP) dated “Received September 20, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of condition 9(f), as described below, and renumbering existing 9(f) to 9(g).

- *Condition 9(f). The access to the Yates PD, as shown on the plan, has been deleted, and access shall only be provided from Wetherbee Road.*

District 4



Board of County Commissioners

Public Hearings

February 26, 2019